

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0049-22-DVP-END

To: Chad Eliason
1297910 BC Ltd.

Address: 307 Regent Avenue, Enderby BC

1. This Development Variance Permit is issued in accordance with the provisions of Section 498 of the Local Government Act and subject to compliance with all of the Bylaws of the City of Enderby applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the City of Enderby described below, and any and all buildings, structures, and other development thereon:

THAT PART OF LOT A SHOWN ON PLAN B544 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 111 EXCEPT: (1) PARCEL 6 ON PLAN B694, (2) PART LYING NORTH OF A LINE DRAWN PARALLEL TO AND PERPENDICULARLY DISTANT 150 FEET NORTH OF THE SOUTH BOUNDARY OF PLAN B544

PID: 003-821-005

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - Section 604.a.6.d by reducing the minimum lot area for a four-family dwelling from 1,300 m² (13,993 square feet) to 1,010 m² (10,872 square feet), as shown on the attached Schedule 'A';
 - Section 604.a.7.b by increasing the maximum lot coverage for a four-family dwelling from 40% to 44.4%, as shown on the attached Schedule 'A';
 - Section 604.10.a by reducing the minimum exterior side yard setback area from 5 m (16.40 feet) to 3.06 m (10.04 feet), as shown on the attached Schedule 'A';
 - Section 604.10.b by reducing the minimum front yard setback area from 6 m (19.68 feet) to 5.14 m (16.86 feet), as shown on the attached Schedule 'A';
 - Section 604.10.e by reducing the minimum side yard setback area from 4 m (13.12 feet) to 1.2 m (3.94 feet), as shown on the attached Schedule 'A'; and
 - Section 901.2.a by reducing the minimum length of an off-street parking space from 6 m (19.68 feet) to 5.14 m (16.86 feet), as shown on the attached Schedule 'A'.

4. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 is hereby supplemented or varied as follows: **N/A**
5. Requirements, conditions or standards applicable to Section 491 of the Local Government Act: **N/A**
6. As a condition of the issuance of this Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City of Enderby may use the security to carry out the work by its servants, agents, or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:
 - a. a Bearer Bond in the amount of \$ **N/A**; or
 - b. a Performance Bond in a form acceptable to the City of Enderby in the amount of \$ **N/A**; or
 - c. an Irrevocable Letter of Credit in the amount of \$ **N/A**; or
 - d. a certified cheque in the amount of \$ **N/A**.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
8. If the Permittee does not commence the development permitted by this Permit within two (2) years of the date of issuance of this Permit, this Permit shall lapse.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE DAY OF , 2022.

ISSUED THIS DAY OF , 2022.

Corporate Officer

NOTICE OF PERMIT:

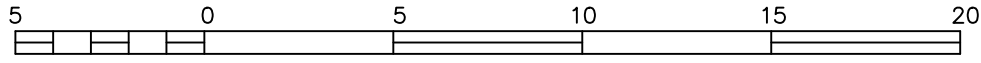
Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2022.

Sketch Plan Showing Proposed Building on That Part of Lot A Shown on Plan B544 District Lot 150, KDYD, Plan 111

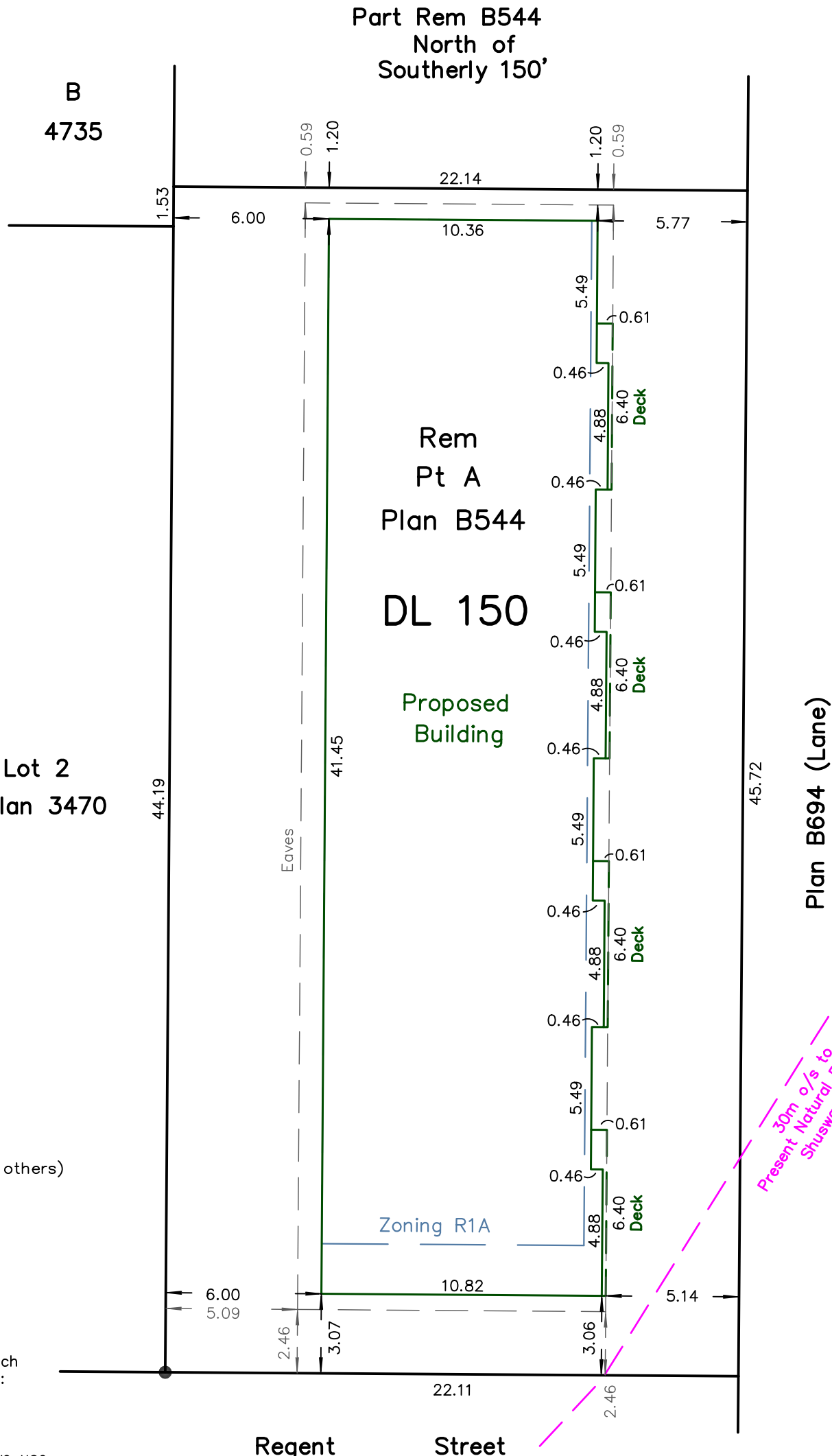
Except (1) Parcel 6 on Plan B694, (2) Part Lying N of a Line Drawn Parallel to and Perpendicularly Distant 150 Feet North of the South Boundary of Plan B544

Scale 1:200 BCGS 82L.055



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200



LEGEND

● Standard Iron Post Found (among others)

— Date of Survey: May 20, 2022
 — Dimensions derived from field measurements.

Civic Address: 307 Regent Ave, Enderby

Parcel Identifier(PID): 003-821-005

List of documents registered on title which may affect the location of improvements:
 None

This plan was prepared for construction planning purposes and is for the exclusive use of our client. BROWNE JOHNSON LAND SURVEYORS accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of BROWNE JOHNSON LAND SURVEYORS.

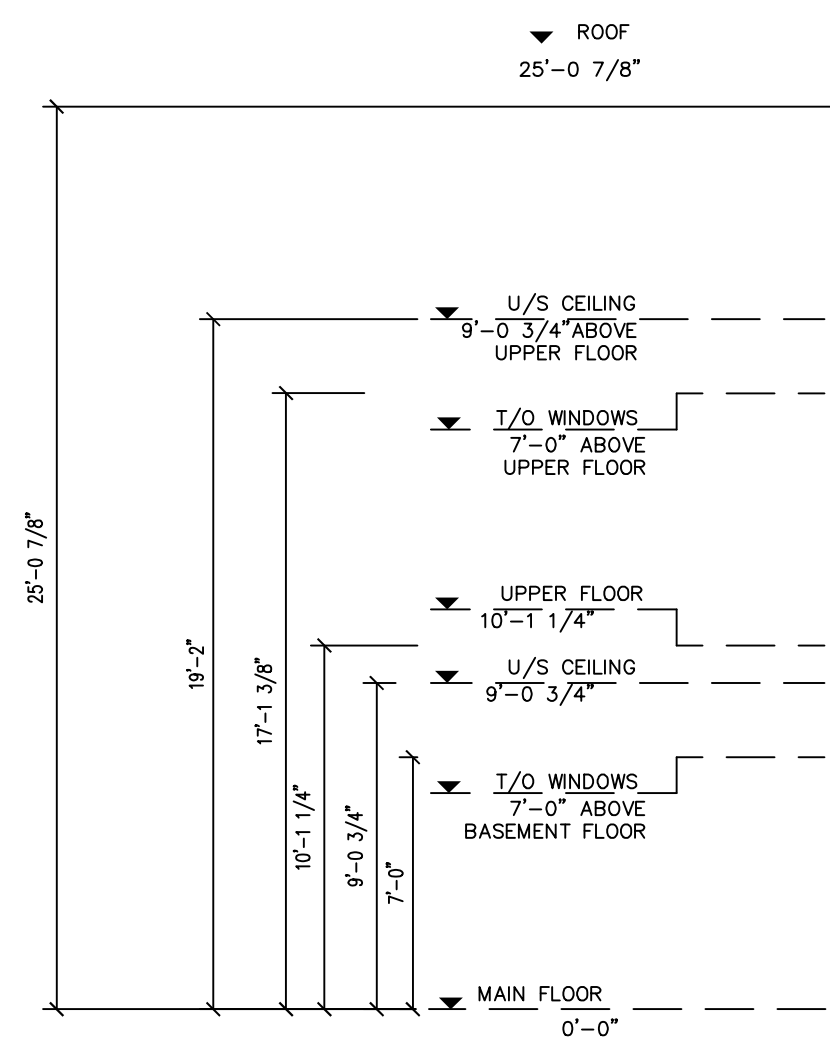
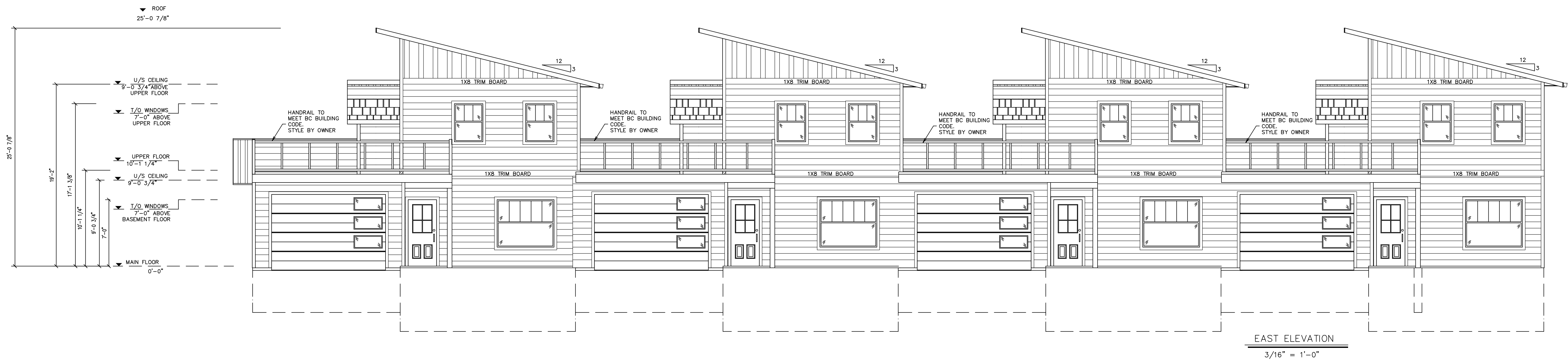
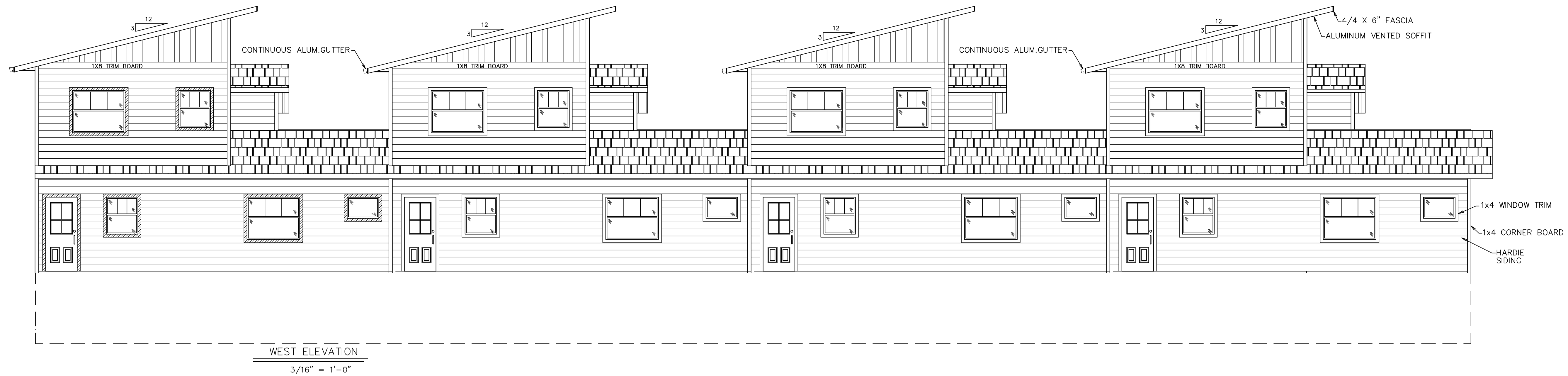
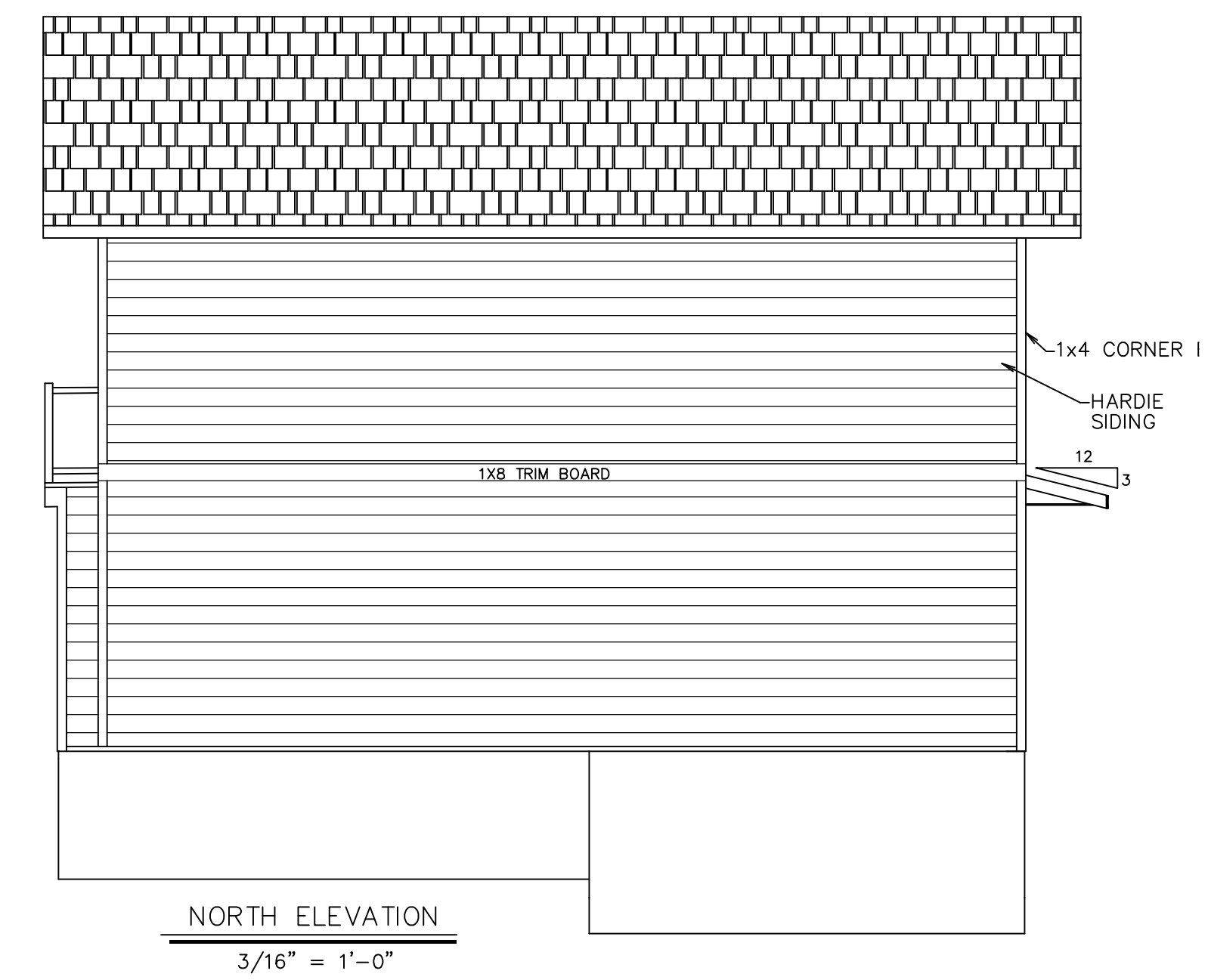
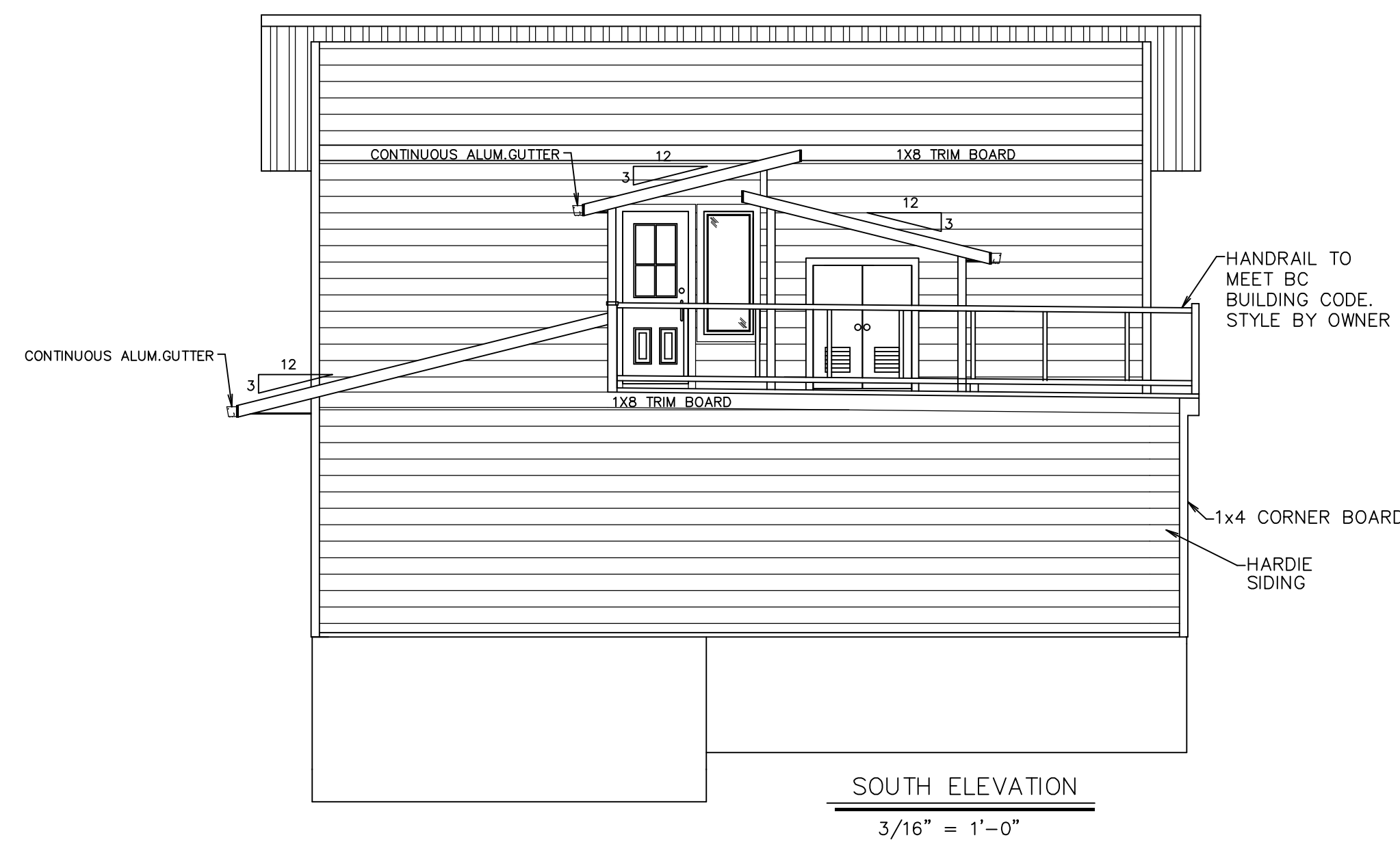
30m o/s to Present Natural Boundary Shuswap River

June 7, 2022

BROWNE JOHNSON LAND SURVEYORS
 B.C. AND CANADA LANDS
 SALMON ARM, B.C. 250-832-9701
 File: 271-22

SHEET LEGEND

- A1 - ELEVATIONS
- A2 - FOUNDATION PLAN AND NOTES
- A3 - FLOOR PLANS
- A4 - UNIT MAIN FLOOR PLANS
- A5 - UNIT UPPER FLOOR PLANS
- A6 - SECTIONS
- A7 - FLOOR JOIST LAYOUTS



CLIENT:
**1297910 B.C. LTD
FOR
CASE HOLDINGS**

PROJECT:
**4-PLEX
307 Regent Ave.,
Enderby, B.C.**

LEGAL DESC:
003-821-005 Part
of Plan B544, Dist.
Lot 150, Kamloops
Division Yale District,
Plan 111 Except (1)
Parcel 6 on
PlanB694 (2)

PROJECT # **1056**

- REVISIONS:
- March 25, 2022
-Concept
 - April 11, 2022
-Optional Upper
Floor
 - April 28, 2022
-Revised Plans
 - May 9, 2022
-Revised Plans (2)
 - May 20, 2022
-Issued For
Construction

DRAWN BY: **GCR**

DATE:
MAY 20, 2022

DESCRIPTION:
ELEVATIONS

SCALE: **3/16"=1'**

DRAWING NO: **A1**

THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0049-22-DVP-END (Eliason)
Applicant: Chad Eliason
Owner: 1297910 BC. Ltd.
Location: 307 Regent Avenue, Enderby BC

